

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address ROBERT S. WHITMORE 3600 Lime Street Suite #616 Riverside, CA 92501 (951) 276-9292 <input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:		FOR COURT USE ONLY	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION			
In re: HOWARD DAVID TEPLITZKY and DEBORAH LYNN TEPLITZKY, Debtor(s).		CASE NO.: 6:21-14239-MH CHAPTER: 7	
		NOTICE OF SALE OF ESTATE PROPERTY	
Sale Date: 01/26/2022		Time: 11:00 am	
Location: Riverside Bankruptcy Court, 3420 Twelfth St., Riverside, CA Courtroom #301			

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 01/19/2022

Description of property to be sold:

78894 Adesso Way, Palm desert, CA 92211-3816

as is, Where is, Without Representations or Warranties Free and Clear of Liens and Interests

Terms and conditions of sale: All terms set forth in Motion to Sell filed concurrently.

Main terms include: Property sold is the Trustee's right, title and interest in the property free and clear of liens and interests, as is where is, without warranties and representations. Sale not subject to any contingencies. Sale by auction and subject to minimum overbid of at least \$5,000.00 and subsequent overbids in increments of \$1,000.00. Overbidders must financially qualify, and real estate broker's commission will be 6%.

Proposed sale price: \$ 410,000.00

Overbid procedure (if any): Auction on January 26, 2022 at 1:00 p.m. in Courtroom #301. Bidders must qualify and provide a \$5,000.00 deposit. Overbidders must be present at hearing. Subject to minimum overbid of at least \$5,000.00 and subsequent overbids in increments of \$1,000.00. All terms of the purchase agreement apply.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

January 26, 2022 at 11:00 a.m. Riverside Bankruptcy Court, 3420 Twelfth Street, Riverside, CA Courtroom #301

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Deborah Priebe, Dyson and Dyson Real Estate, 989 Lomas Santa Fe Dr., Solana Beach, CA 92075-2121;

Telephone No: Cell: (702)595-6536 or (702) 990-4373

Email: debpriebe@sss-lv.com

Date: 12-20-21

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3600 Lime Street, Suite #616
Riverside, CA 92501

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) December 16, 2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Matthew S Kennedy msk@KennedyLawRealty.com
Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
Paul M Stoddard pstodd5772@aol.com
United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
Robert Whitmore (TR) rswtrustee@yahoo.com, rwhitmore@ecf.axosfs.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) December 20, 2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtors: Howard & Deborah Teplitzky, 78832 Amare Way, Palm Desert, CA 92211

Judge: Hon. Mark D. Houle, 3420 Twelfth Street, Ctrm #301, Riverside, CA 92501

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) December 20, 2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12.20.21
Date Suzie Malcolm-Shepard
Printed Name

Signature